

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
DECEMBER 7, 2006  
IN CITY COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

Chairperson Schultz called the meeting to order at 9:05a.m. Chairperson Schultz adjourned the meeting at 4:15 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Barry Schultz-present  
Vice-Chairperson Kathleen Garcia- present  
Vacant Seat  
Commissioner Robert Griswold- present  
Commissioner Gil Ontai-present  
Commissioner Dennis Otsuji- present  
Commissioner Eric Naslund- present  
Cecilia Williams, Planning Department – present  
Mike Westlake, Development Services-present  
Doug Humphreys, City Attorney- present  
Sabrina Curtin, Recorder-present

**ITEM 1: OATH OF OFFICE FOR NEW COMMISSIONER.**

Steve Laub was not present to take the oath of office.

**ITEM 2: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**

None

**ITEM 3: REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN**

Item No.12 was requested to be withdrawn. Item No. 10 and 17 were requested to be continued to December 14 2006. Item No. 8 was requested to be continued to January 25, 2007.

**ITEM 4: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**

Item No 11, 16, and 18 were placed on the consent agenda.

**ITEM 5: DIRECTOR'S REPORT:**

Betsy McCullough reported on the Housing Element that was heard at City Council on December 5, 2006. City Council approved the Housing Element on a 7-1 vote.

Mike Westlake informed the Commission they would start seeing Condo Conversion with the new regulation. This will eliminate the need for building inspection reports, and landscape plans in the Commissions weekly packets. City staff will begin reviewing the material.

**ITEM -6: COMMISSION COMMENT:**

Commissioner Ontai acknowledges former Commissioner Carolyn Chase for all her years of service.

Commissioner Garcia announced the upcoming APA workshop.

Commissioner Naslund spoke of the Onion and Orchid awards. The City of San Diego was awarded the onion award on there companion units.

ITEM -7: *Trailed from November 18, 2006*  
*Appeal of a Hearing Officer Decision on September 20, 2006*

**\*GRACE CHURCH - PROJECT NO. 96089**

Laura Black presented Report NO. PC-06-285 to the Planning Commission.

Speaker slips submitted in opposition to the appeal and in favor of the project by Eric Turbedsky, Karen Lugo, and Brian Longmore.

Speaker slips submitted in favor of the appeal and opposed to the project by John Woods, Ellen Willis Koleko Willis Jim Denton and Lee Okeson.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER ONTAI TO APPROVE A CONDITIONAL USE PERMIT OF 5 YEARS; DENIED THE HEARING OFFICERS DECISION OF 7 YEARS; DENIED THE USE OF A CHILD CARE FACILITY ON-SITE. Second by Commissioner Otusji. Passed by a 4-0-3 vote with Commissioners Griswold and Naslund recuing and one vacancy. Resolution No. 4181-PC.

ITEM- 8 *Continued from November 2, 2006:*

**\*SUMMIT @ RANCHO BERNARDO– PROJECT NO. 4225**

**COMMISSION ACTION:**

MOTION BY COMMISSIONER OTSUJI TO CONTINUE TO JANUARY 25, 2007 AS REQUESTED BY THE APPLICANT. Second by Commissioner Naslund. Passed by a 5-0-2 vote with vacancy and Commissioner Garcia recusing.

ITEM-9: *Continued from November 16, 2006:*

**NTC SHORELINE PLAZA - PROJECT NO. 80411**

Cory Wilkinson updated the commission since the item was last heard on November 16, 2006.

Speaker slip submitted in favor by Kathi Riser and Duncan Budinger.

Speaker slip submitted opposed by Jarvis Ross, Cynthia Conger, Mrs. Scherer, Greg Finley, Lynn Johnston, Sherrie Regard, McNab, Amy Gonzalez, and Linda Johnson.

**COMMISSION ACTION:**

Motion by Commissioner Naslund to approve the revised plans submitted to the Planning Commission on the day of the hearing; Update exhibit A with a new Site Development and landscaping plan.

Delete the following language from Condition 15N – the parking management plan and annual updates should seek to identify potential alternative parking opportunities to either reduce or eliminate parking along the water’s edge at Shoreline Plaza.

Certify Environmental Impact Report Addendum No. 80411 and Adopt Mitigation, Monitoring and Reporting Program. Second by Commissioner Griswold. The Motion fails with a 3-1-3 vote with a vacancy and Commissioners Otsuji and Garcia recusing.

MOTION BY COMMISSIONER ONTAI TO APPROVE THE AMENDMENT TO MASTER PLANNED DEVELOPMENT PERMIT, COASTAL DEVELOPMENT PERMIT NO.99-1076 AND CERTIFY ENVIRONMENTAL IMPACT REPORT ADDENDUM NO. 80411, ADOPT MITIGATION, MONITORING AND REPORTING PROGRAM AS RECOMMEND BY STAFF PRESENTED IN REPORT NO. PC-06-295 TO THE PLANNING COMMISSION.

PLANNING COMMISSION IS NOT TAKING ANY ACTION ON THE CONSISTENCY DETERMINATION. Second by Commissioner Naslund, passed by a 4-0-3 vote with a vacancy and Commissioners Otsuji and Garcia recusing. Resolution No. 4161-PC

ITEM-10: **BAYVIEW BAPTIST CHURCH – PROJECT NO. 73554**

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO DECEMBER 14, 2006. Second by Commissioner Otsuji, passed by a 6-0-1 with a vacancy

ITEM-11: **4522 UTAH TENTATIVE MAP - PROJECT NO. 91143**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF’S RECOMMENDATION AS PRESENTED IN REPORT NO. PC-06-298 TO THE PLANNING COMMISSION. Second by Commissioner Ontai. Passed by a 6-0-1 vote with a vacancy. Resolution No. 4183 -PC.

ITEM-12: **3<sup>rd</sup> AVENUE TENTATIVE MAP – PROJECT NO. 82295**

This item was withdrawn from the docket.

ITEM-13: **4081 ARIZONA TENTATIVE MAP – PROJECT NO. 81311**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-297 TO THE PLANNING COMMISSION. Second by Commissioner Ontai. Passed by a 5-1-1 with Commissioner Griswold voting nay with one vacancy. Resolution No. 4184-PC

ITEM-14: **OTAY MESA FOCUSED WORKSHOP**

Theresa Millette, Mary Wright, Bill Anderson, and various other staff members presented Report No. PC-06-300 to the Planning Commission.

Speaker slips submitted in favor by Rob Hixson, Tom Story, David Nielsen, Doris Payne, Tom Scott, Michael Murphy, Jimmy Ayala, Danielle Putnam, Pepper Coffey, Paola Avila, Bruce Warren, and Greg Waite.

Speaker slips submitted in opposition by Fernando Camacho Guillermo Lizarrga, Leoner Ferrer, Dann Sherman, Steve Lisser, Wendy Gillespie, Alejandra Meir Y Teran, and Linda Greenberg.

Due to time constrains; no public testimony was given.

**COMMISSION ACTION:**

AFTER STAFF PRESENTATION AND COMMISSION COMMENT CHAIRPERSON SCHULTZ HAD TO ADJOURN THE HEARING, BEFORE PUBLIC TESTIMONY, FOR A LACK OF A QUORUM.

ITEM-15: **\*GRAND AVENUE MIXED USE – PROJECT NO. 59006**

Laura Black presented Report No. PC-06-290

Speaker slips submitted in favor by David Barber and Stan Simpson.

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER NASLUND TO RECOMMEND APPROVAL OF THE COASTAL DEVELOPMENT PERMIT, VARIANCE, REZONE, COMMUNITY PLAN ADMENDMENT AND LOCAL COASTAL PROGRAM AMENDMENT, MAP WAIVER , WAIVER OF UNDERGROUDING AND CERTIFY NEGATIVE DECLARATION NO. 59006 TO THE CITY COUNCIL AS PRESENTED IN REPORT NO. PC-06-279 TO THE PLANNING COMMISSION WITH ADDITIONAL RECOMMENDATIONS. Second by Commissioner Ontai. Passed by a 5-0-2 with a vacancy and Chairperson Schultz not present. Resolution No. 4185-PC

ITEM-16: **\*IOWA MIXED USE – PROJECT NO. 88598**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER OTSUJI TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-291 TO THE PLANNING COMMISSION. Second by Commissioner Griswold Passed by a 4-0-3 with Chairperson Schultz and Commissioner Naslund recusing and a vacancy. Resolution No. 4186-PC

ITEM-17: **\*GERST GRADING - PROJECT NO.94230**

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO DECEMBER 14, 2006. Second by Commissioner Otsuji Passed by a 6-0-1 with a vacancy

ITEM-18: **\*WORLD CLASS MONTESSORI – PROJECT NO 91668**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER GRISWOLD TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-292 TO THE PLANNING COMMISSION. Second by Commissioner Ontai. Passed by a 6-0-1 with a vacancy . Resolution No. 4187-PC

ITEM-19: **ROBINSON CONDOMINIUM – PROJECT NO. 2906**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER ONTAI TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-302 TO THE PLANNING COMMISSION WITH ADDITIONAL CONDITIONS:

THE LANDSCAPE PLAN MATCHES THE RENDERINGS WITH THE GRASS STIPS IN THE DRIVEWAY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Garcia. Passed by a 5-1-1 with a vacancy and Commissioner Griswold voting nay. Resolution No. 4188-PC

ITEM-20: **OTAY MESA EAST EXTENTION OF TIME – PROJECT NO. 108628**

Jeff Peterson presented Report No. PC-06-279 to the Planning Commission.

Speaker slip submitted in favor by Jeff Barfield.  
No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER ONTAI TO RECOMMEND APPROVAL ON THE EXTENSION OF TIME FOR THE OTAY MESA EAST VESTING TENTATIVE MAP, SITE DEVELOPMENT PERMIT, AND CERTIFY MITIGATED NEGATIVE DECLARATION NO. 3159 TO THE CITY COUNCIL AS PRESENTED IN REPORT NO. PC-06-279 TO THE PLANNING COMMISSION WITH ADDITIONAL RECOMMENDATIONS. Second by Commissioner Griswold. Passed by a 5-0-2 with a vacancy and Chairperson Schultz not present. Resolution No. 4189-PC

Chairperson Schultz adjourned the Planning Commission meeting at 4:15 p.m.